Karen Johnson Davidson County
Batch# 407743 DEEDQC
05/29/2020 12:28:16 PM 1 pg
Fees: $12.00 Taxes: $0.00
20200529-0055601

This instrument prepared by:
Smith.Sholar.Milliken.PLLC
1164 Nashville Pike
Gallatin, TN 37066

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND SMITH.SHOLAR.MILLIKEN.PLLC. SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED COUNSEL. *ATTN: THIS TRANSFER COULD VOID THE OWNER'S TITLE POLICY THAT YOU HAVE FOR THE SUBJECT PROPERTY.*

QUITCLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) Peggy D. Davis and Jonathan M. Chapman	(NAME) SAME AS NEW OWNER	142-3-A-434
(STREET ADDRESS) 434 Deer Lake Drive	(STREET ADDRESS)	
(CITY) (STATE) (ZIP) Nashville, TN 37221	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged **Peggy Davis,** Grantor, does hereby quitclaim and convey unto **Peggy D Davis, unmarried and Jonathan M. Chapman, married, as tenants in common with the right of survivorship**, the Grantee herein, its successors, heirs and assigns, all of Grantor's right, title and interest in and to the following described real property in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Unit No. 434 in Deer Lake Retirement Community, a horizontal property regime, as shown on the Plat of Deer Lake Retirement Community in Plat Book 5050, Page 28 and 29 amended in Book 5050, Page 62 and 63 and Book 5343, Page 413 and Book 5589, Page 946, Register's Office for Davidson County, Tennessee and described in a Master Deed of record in Book 5097, Page 529 through 539, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to Brady W. Davis, Jr. and wife, Peggy Davis by Deed dated June 23, 2009, recorded June 25, 2009, in Instrument Number 20090625-0059301, in the Register's Office of Davidson County, Tennessee. The said Brady W. Davis, Jr. died December 22, 2011 leaving Peggy Davis as tenant by the entirety.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00

Subscribed and sworn to before me this the 5th day of May, 2020.

Affiant

My commission expires: 3/21/22
(Affix Seal)

Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Witness my hand this 5th day of May, 2020.

Peggy Davis
Peggy Davis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of May, 2020, before me personally appeared Peggy Davis, to me known to be the person (s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/free act and deed.

Witness my hand and official seal this 5th day of May, 2020.

Notary Public

My Commission Expires: 3/21/22

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY